

above described property shown as Lot No. 8, Briarwood Court, by deed recorded in the RMC Office for Greenville County in Deed Book 983 at Page 249. All of the remaining above described property is owned in fee simple by the said B. F. Reeves.

That the above described property is being developed under the name of Ponderosa Subdivision and the restrictions herein shall apply to all sections of said Ponderosa Subdivision.

WHEREAS, the said owners are desirous of developing the said area and offering for sale various lots, do hereby place the following certain restrictive and protective covenants thereon for the benefit of themselves and future owners of said lots.

1. All the property described above shall constitute a residential building area and the lots will be used for residential purposes only.

2. No structure shall be erected on any building lot other than one detached single family dwelling not to exceed two stories in height and a one or two car garage.

3. No obnoxious or offensive trade or activity shall be carried on on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance.

4. No mobile home or house trailer, tent, shack, or other outbuilding shall be erected on the tract to be used for a residence, temporarily or permanently.

5. No hogs, cattle or other livestock, including poultry, shall be maintained or kept on any lots covered by these protective covenants. These restrictions do not apply to dogs and cats as pets. However, any lot containing two acres or more shall be allowed to maintain one pony or horse per two acre tract.

6. No one story dwelling, having a ground floor area of the main structure, exclusive of open porches and garages, shall be less than 1,500 square feet.

7. No garbage nor domestic trash shall be disposed of by burying on any lot. Trash, garbage or other waste shall be kept in sanitary covered containers. All incinerators or

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